

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority

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and

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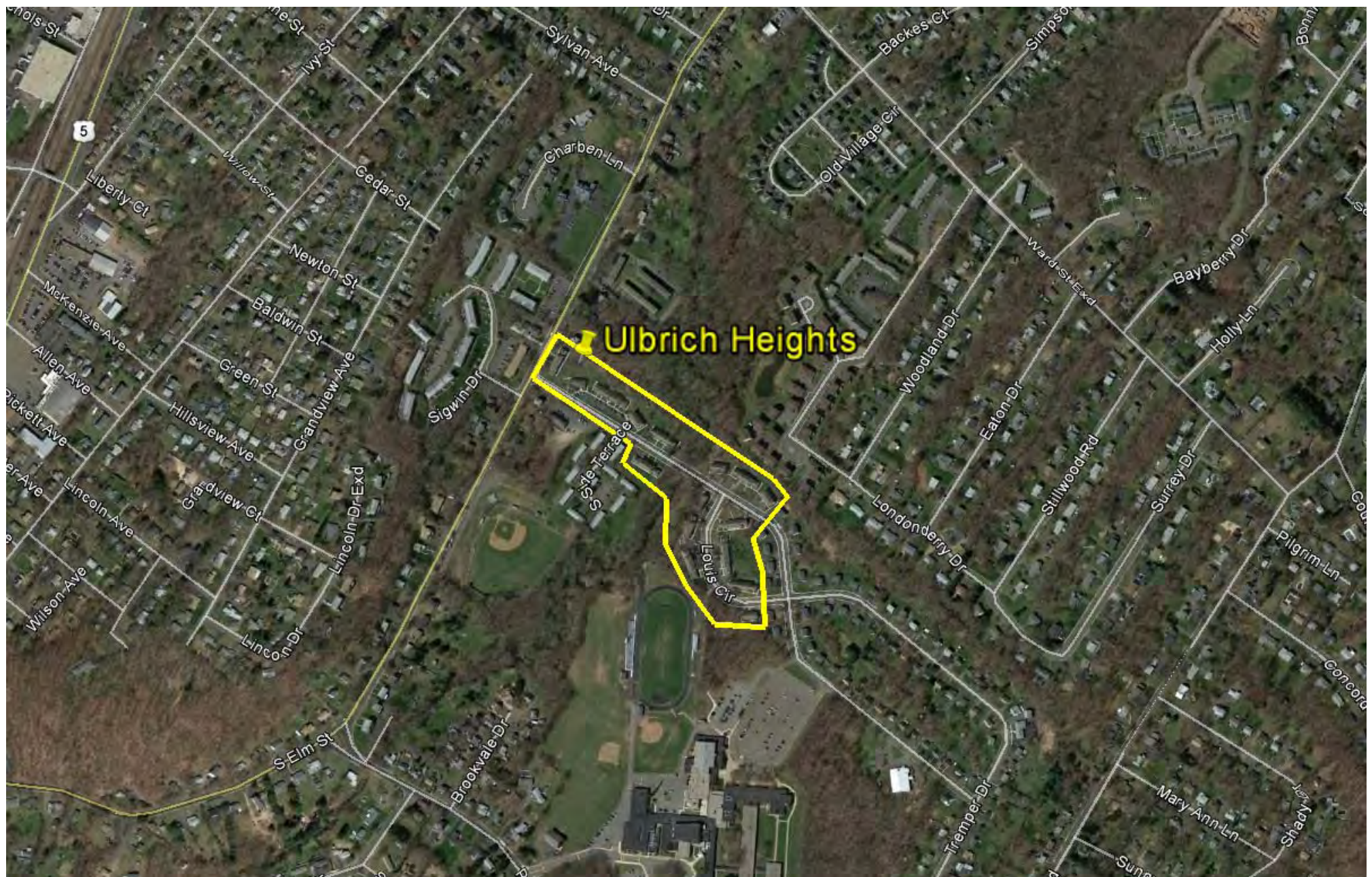
Ulbrich Heights

CHFA # 85204D

Wallingford Housing Authority
Wallingford, CT

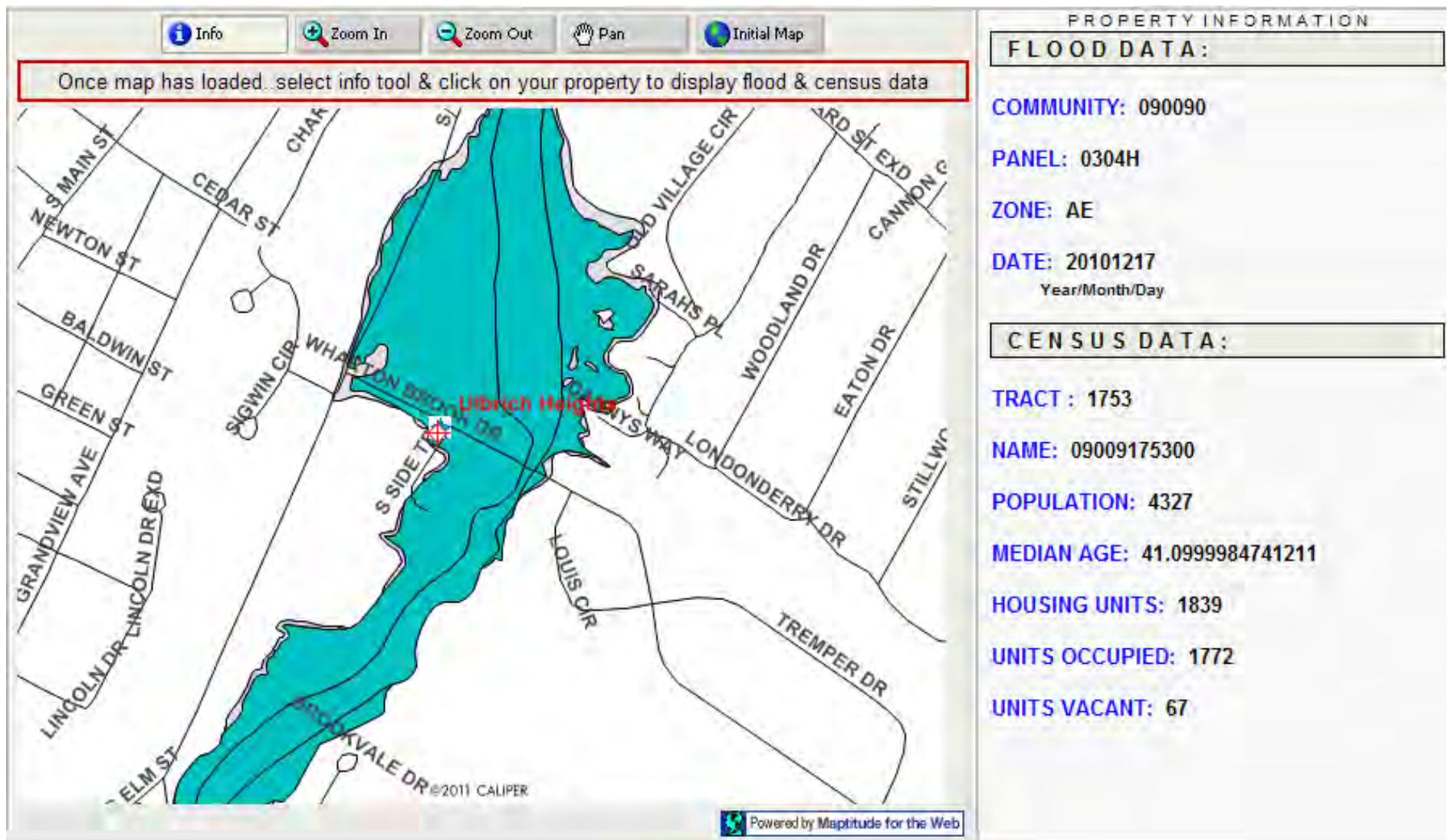
July 9, 2013

Final Report



Ulbrich Heights

25-73 Wharton Brook Drive
Wallingford, CT 06492



Ulbrich Heights

25-73 Wharton Brook Drive
Wallingford, CT 06492

Zone AE = Are inundated by 1% annual chance flooding
BFEs have been determined

Executive Summary

Ulbrich Heights

Wallingford, CT

Ulbrich Heights is a residential development for families that is comprised of 16 residential buildings. The development includes 14 one-bedroom, 44 two-room, and 30 three-bedroom units. Original construction of the development dates to 1950. Ulbrich Heights is located on a large, slightly pitched, parcel of land in residential section of Wallingford Connecticut. The development is located adjacent to the sister property Ulbrich Heights Extension.

Overall, the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified as part of this assessment include the following:

- Currently, there are no handicap accessible units at the development. Creation of the accessible units is seen as being structurally limited as it pertains to the dwelling units, which only have one full bathroom located on the second floor. No costs for unit-level handicap accessibility modifications/improvements have been included as part of this assessment.
- The development features scattered asphalt paved parking areas and concrete walkways that provide access between buildings and parking areas. The walkway and parking area surfaces were recently resurfaced and observed to be in very good condition. Future costs to resurface the parking areas are shown starting in Year 17. Allowances for anticipated walkway repairs are shown in Years 15 and 20 of the plan.

- Basement water infiltration was observed and reported to be a major problem at Ulbrich Heights and Ulbrich Heights Extension. Costs are included in Year 1 for planned grading and retention pond work.
- Dwelling units feature both solid wood and metal doors. The rear (metal/glass) doors appear to be in poor overall condition. The front (solid wood) doors appear to be in fair overall condition. Costs to replace the entry doors and storm doors are shown starting in Year 1.
- The vinyl siding was observed to be in fair to poor condition. Cracked and missing sections were observed throughout the property. Organic growth was visible on many elevations. Costs to begin door replacement are shown in Year 1.
- Windows are double hung, vinyl models that are believed to date back to the early 1980s. Site staff reports that windows are problematic and are the source of many resident complaints. Costs to begin window replacement are shown in Year 1 of the plan.
- The asphalt shingle roofing is approximately two years old. Future replacement costs are shown starting in Year 18 of the plan.
- Site staff reports that the original BX wiring is in poor condition. Costs are shown throughout the plan to address wiring issues as needed.
- Costs to refinish the hardwood floors are shown starting in Year 1 of the plan. Costs to begin replacing the original hardwood flooring are shown starting in Year 15 of the plan.
- Costs to replace bathroom tub and surrounds are shown starting in Year 1. Flooring, exhaust fan, and toilet replacement costs are shown as needed throughout the plan.
- The original kitchen cabinetry is shown for replacement in Years 1-5 of the plan. Future countertop replacement is shown starting in Year 10.
- Costs to replace the original circuit breaker panels are shown in the first half of the plan.
- Costs are shown to replace existing smoke and CO detectors. Additionally, costs to install bedroom smoke detectors and carbon monoxide detectors on each floor are shown in Year 1.
- Most of the boilers are twenty-years old. Costs to begin replacement are shown starting in Year 1 of the plan.

- **Note:** Costs do not include any potential remediation of reported asbestos containing materials (ACMs) as it is unknown what level or scope of work might be necessary to complete said remediation. However, it should be noted that remediation costs could likely add significantly to those costs shown here as part of the assessment

Additional Notes:

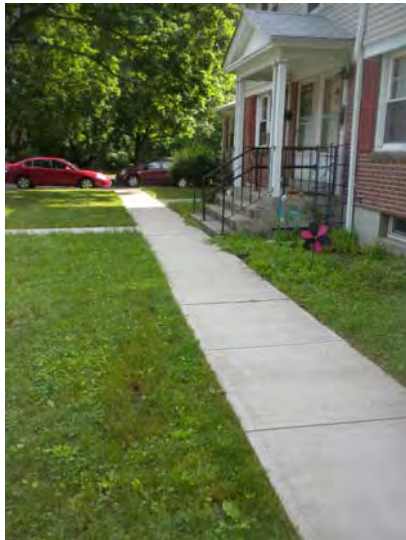
1. The Physical Assessment of the property was conducted on *June 26th 2013*. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Daniel Iles. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



View of a typical asphalt paved parking area



The recently paved parking areas are in good overall condition



Recently repaired/replaced concrete walkways are in good overall condition



Concrete stoops at the front and rear door to each unit are in fair overall condition



Front elevation of Building type A



Front elevation of Building type B



Front elevation of Building type C



Front elevation of Building type D



Front elevation of Building type E



The buildings are clad with vinyl and brick



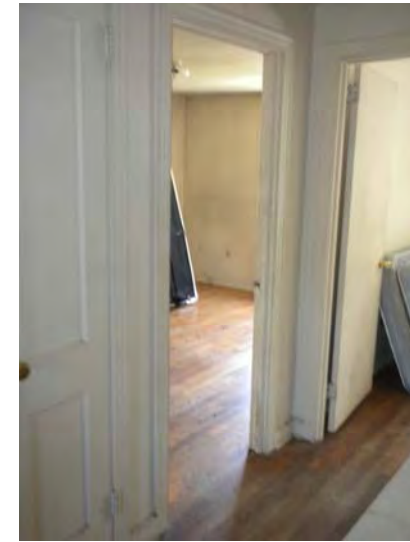
Example of a front stoop, canopy,
and front unit door



The asphalt shingle roofing was recently replaced



Dwelling unit living areas feature hardwood floors and painted plaster walls



The interior passage and closet doors are wood panel and hollow core models



Typical bathroom layout and finishes



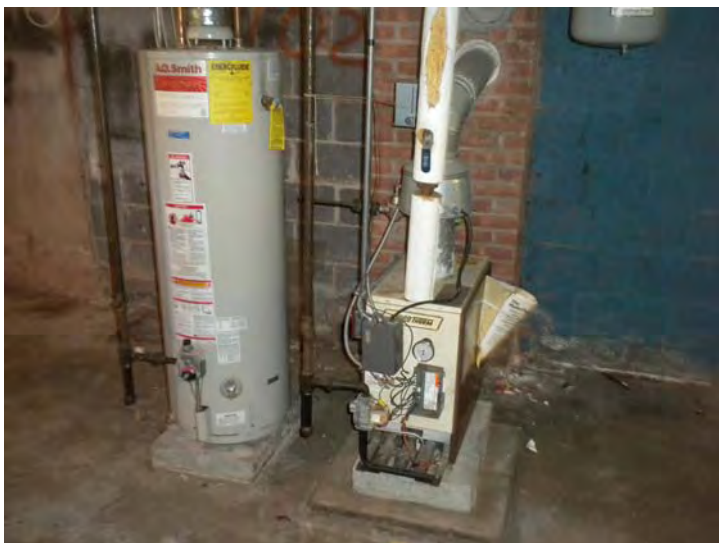
Recently renovated bathroom



The solid wood cabinetry is original to the development



Circuit breakers are located in the basement of each unit



View of typical boiler and domestic hot water tank configuration



Combination CO/Smoke detectors are located in unit basements

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$27,518
Annual Replacement Reserve Contribution:	\$43,076
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	65,000	17,191	0	0	0	0	19,929	0	0	0	0	23,103	0	0	10,585	0	53,565	55,172	56,827	12,271	0
2	Building Exterior	0	0	150,260	147,875	152,311	156,881	75,683	68,593	62,660	64,540	9,698	9,989	12,837	3,959	4,078	4,200	4,326	28,427	18,541	19,097	19,670	20,260	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	3,549	3,655	3,765	3,878	3,994	4,114	4,238	4,365	212,059	218,420	4,770	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	11,616	11,964	12,323	12,693	13,074	13,466	13,870	14,286	14,715	15,156	15,611	16,079	16,562	17,058	69,131	71,205	73,342	75,542	77,808	80,142	0
16	Unit Kitchens	0	0	55,746	57,418	59,141	60,915	62,743	9,536	9,822	10,117	10,420	21,634	11,228	11,565	11,912	12,270	0	12,816	13,200	13,596	14,004	14,424	0
17	Unit Bathrooms	0	0	33,432	34,435	35,468	36,532	37,628	7,663	7,893	8,129	8,373	8,625	5,247	5,404	5,566	5,733	5,905	6,082	6,265	6,453	6,646	6,846	0
18	Unit Electrical	0	0	10,780	11,103	11,437	11,780	12,133	12,497	12,872	13,258	13,656	14,065	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	54,766	56,409	58,101	59,844	61,640	63,489	65,393	67,355	16,512	17,008	17,518	18,043	18,585	19,142	19,717	20,308	20,917	21,545	22,191	22,857	0
20	Annual Planned Expenditures	0	0	385,100	340,001	332,495	342,469	266,839	179,301	196,619	181,991	77,809	94,593	66,096	81,919	60,581	62,398	113,779	143,076	190,195	403,463	415,567	161,570	0
21	Annual Provision (indexed at 3%)			43,076	44,368	45,699	47,070	48,483	49,937	51,435	52,978	54,568	56,205	57,891	59,627	61,416	63,259	65,157	67,111	69,125	71,198	73,334	75,534	
22	Outside Capital			3,050,000																				
23	Cumulative Reserve Balance	27,518	27,518	2,735,494	2,439,862	2,153,067	1,857,668	1,639,311	1,509,947	1,364,763	1,235,751	1,212,510	1,174,121	1,165,915	1,143,623	1,144,459	1,145,320	1,096,698	1,020,733	899,663	567,398	225,165	139,129	

Site Improvements

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Dwelling Unit Doors (Solid Wood)	47,960		30+	30	2013					4,796	4,940	5,088	5,241	5,398	5,560	5,727	5,898	6,075	6,258	0	0	0	0	0	0	0	0	0	0						
18	Dwelling Unit Doors (Metal/glass)	30,360		30+	30	2013					6,072	6,254	6,442	6,635	6,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Storm Doors	43,472		varies	15	2013					8,694	8,955	9,223	9,500	9,785	0	0	0	0	0	0	0	0	0	0	13,545	13,951	14,370	14,801	15,245						
20	Concrete Stoops	57,200		varies	30	2013					2,860	2,946	3,034	3,125	3,219	3,316	3,415	3,517	3,623	3,732	3,844	3,959	4,078	4,200	4,326	4,456	4,589	4,727	4,869	5,015						
21	Ext. Walls - Vinyl Siding	358,566		30+	30	2013					44,821	46,166	47,551	48,977	50,446	51,960	53,519	55,124	0	0	0	0	0	0	0	0	0	0	0	0						
22	Exterior Walls - Masonry	6,692		30+	40+	2013					6,692	0	0	0	0	7,758	0	0	0	0	8,993	0	0	0	0	10,426	0	0	0	0						
23	Windows	305,300		30+	30	2013					76,325	78,615	80,973	83,402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							0		0	150,260	147,875	152,311	156,881	75,683	68,593	62,660	64,540	9,698	9,989	12,837	3,959	4,078	4,200	4,326	28,427	18,541	19,097	19,670	20,260	0					
28	Cumulative Reserve Balance							27,518		27,518	2,735,494	2,439,862	2,153,067	1,857,668	1,639,311	1,509,947	1,364,763	1,235,751	1,212,510	1,174,121	1,165,915	1,143,623	1,144,459	1,145,320	1,096,698	1,020,733	899,663	567,398	225,165	139,129						

Roofing

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																													
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization					
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032						
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																				
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23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						27,518	27,518	2,735,494	2,439,862	2,153,067	1,857,668	1,639,311	1,509,947	1,364,763	1,235,751	1,212,510	1,174,121	1,165,915	1,143,623	1,144,459	1,145,320	1,096,698	1,020,733	899,663	567,398	225,165	139,129								

Community Room

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Common Hallways

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

13399 - Ulbrich Heights - FINAL SS 7/9/2013

Common Laundry

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Common Area Restrooms

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Building Boilers

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Building Electrical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
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Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

[illegible]

Building Elevator

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

13399 - Ulbrich Heights - FINAL SS 7/9/2013

Unit Living

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Unit Bathrooms

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Unit Kitchens

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

[illegible]

Unit Electrical

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Unit Mechanical

Owner Sponsor Name:	Wallingford Housing Authority
Project Name:	Ulbrich Heights
Project City / Town:	Wallingford

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 25, 2013

Number of Units:	88
Total Square Feet:	112,000
Default Inflation Rate:	3.0%

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Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.